



WSUP21-0003 Cooper Grading

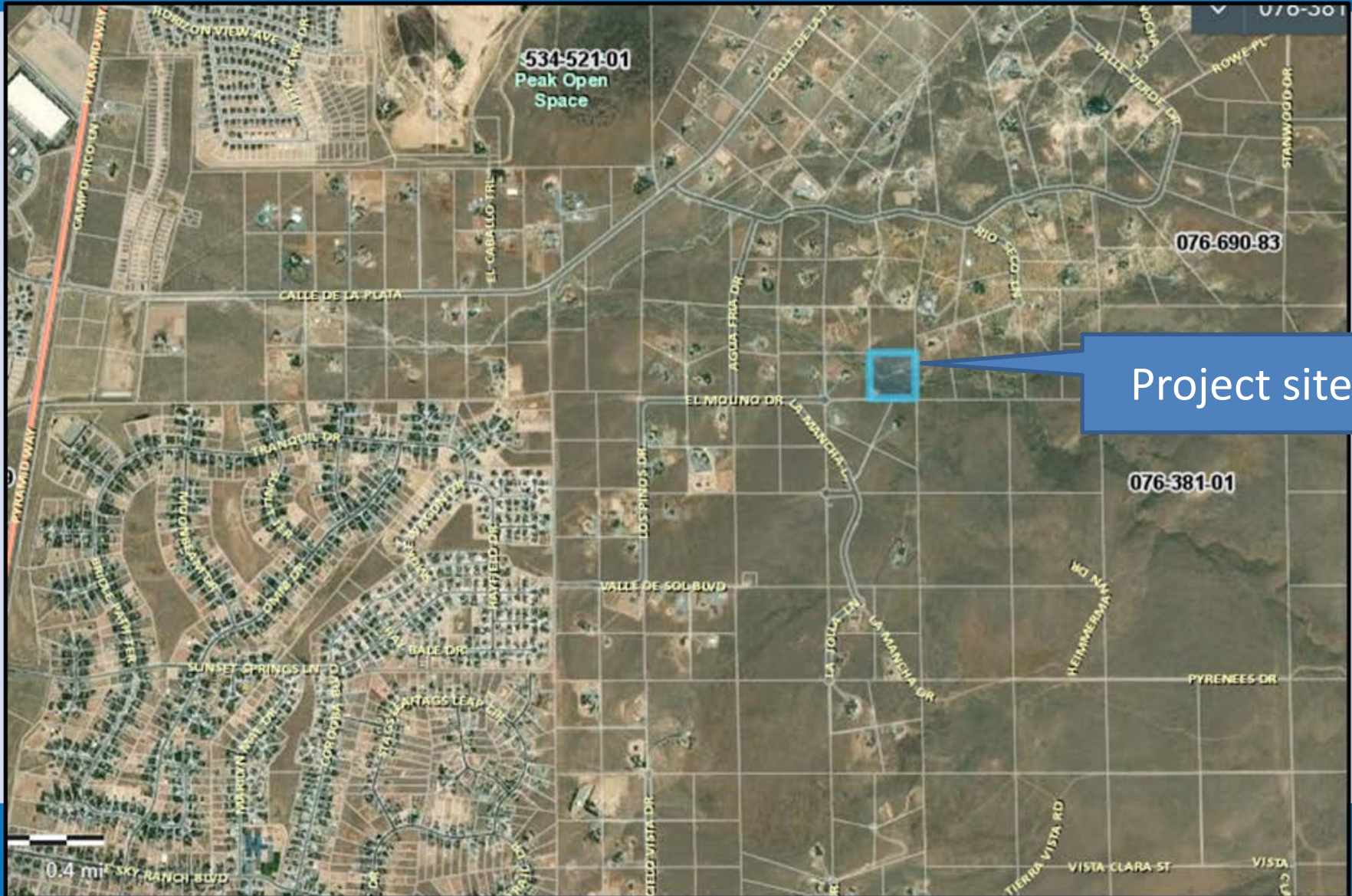


Washoe County Board of Adjustment
April 1, 2021





Vicinity Map



Project site



Background

- **The property owner previously applied for an abandonment (WAB19-0003) to change the access easement from a bulb (cul-de-sac) to a hammerhead which would provide a larger building pad area**
- **Also, a variance (WPVAR19-0003) to vary the front yard setback off the relocated access easement to zero (0) feet and allow a ten (10) foot side yard setback on the western property line**
- **The Planning Commission approved the abandonment and denied the variance on February 4, 2020**



Special Use Permit Requirements

The SUP is required per WWC 110.438.35 for major grading for the following:

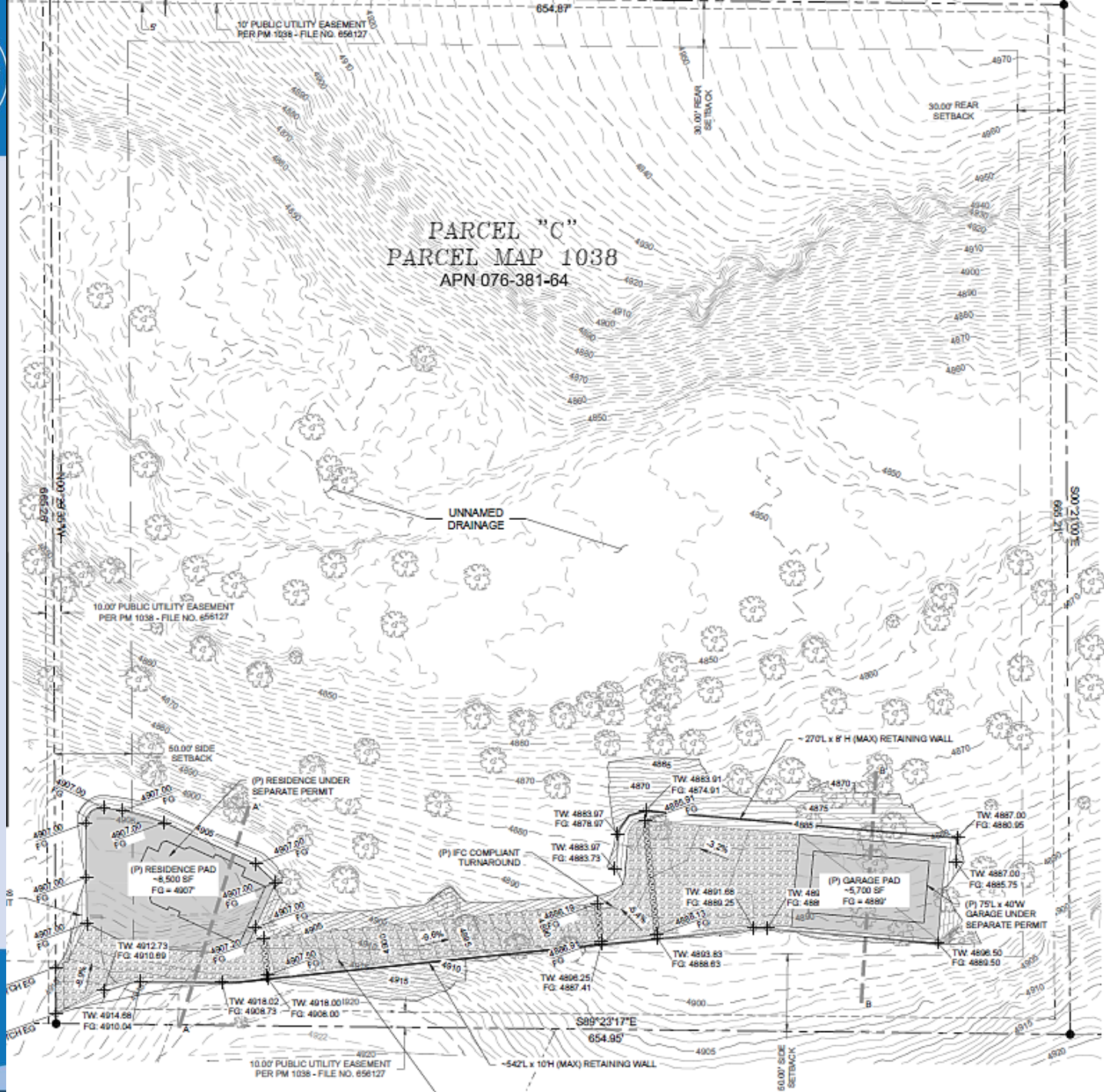
1. Grading on slopes of fifteen (15) percent or greater:
 - a. Grading of 10% or more of the area of the parcel on parcels 6 acres or greater in size;
 - b. Excavation of 1,000 cubic yards or more whether the material is intended to be permanently located on the project site or temporarily stored on a site for relocation to another, final site; and
2. Any driveway or road that traverses any slope of 30% or greater



10' PUBLIC UTILITY EASEMENT
PER PM 1038 - FILE NO. 656127

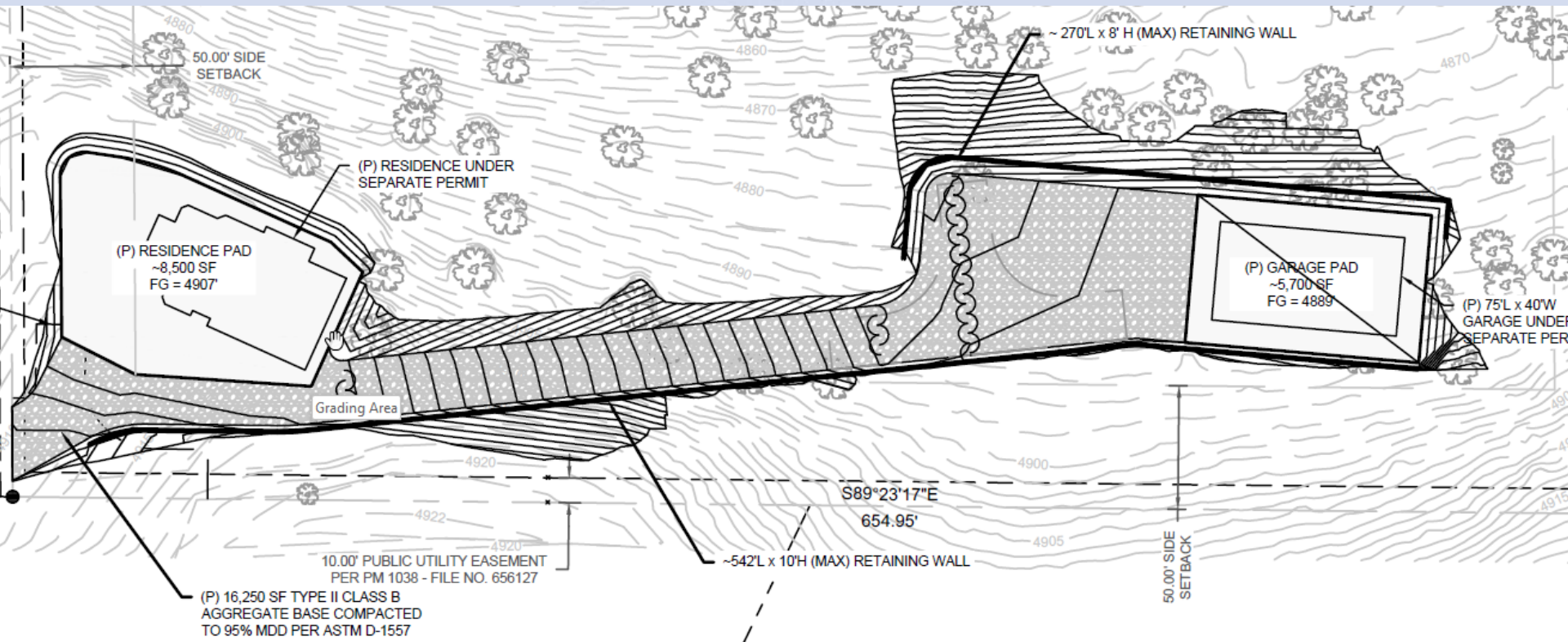
654.87'

PARCEL "C" PARCEL MAP 1038 APN 076-381-64



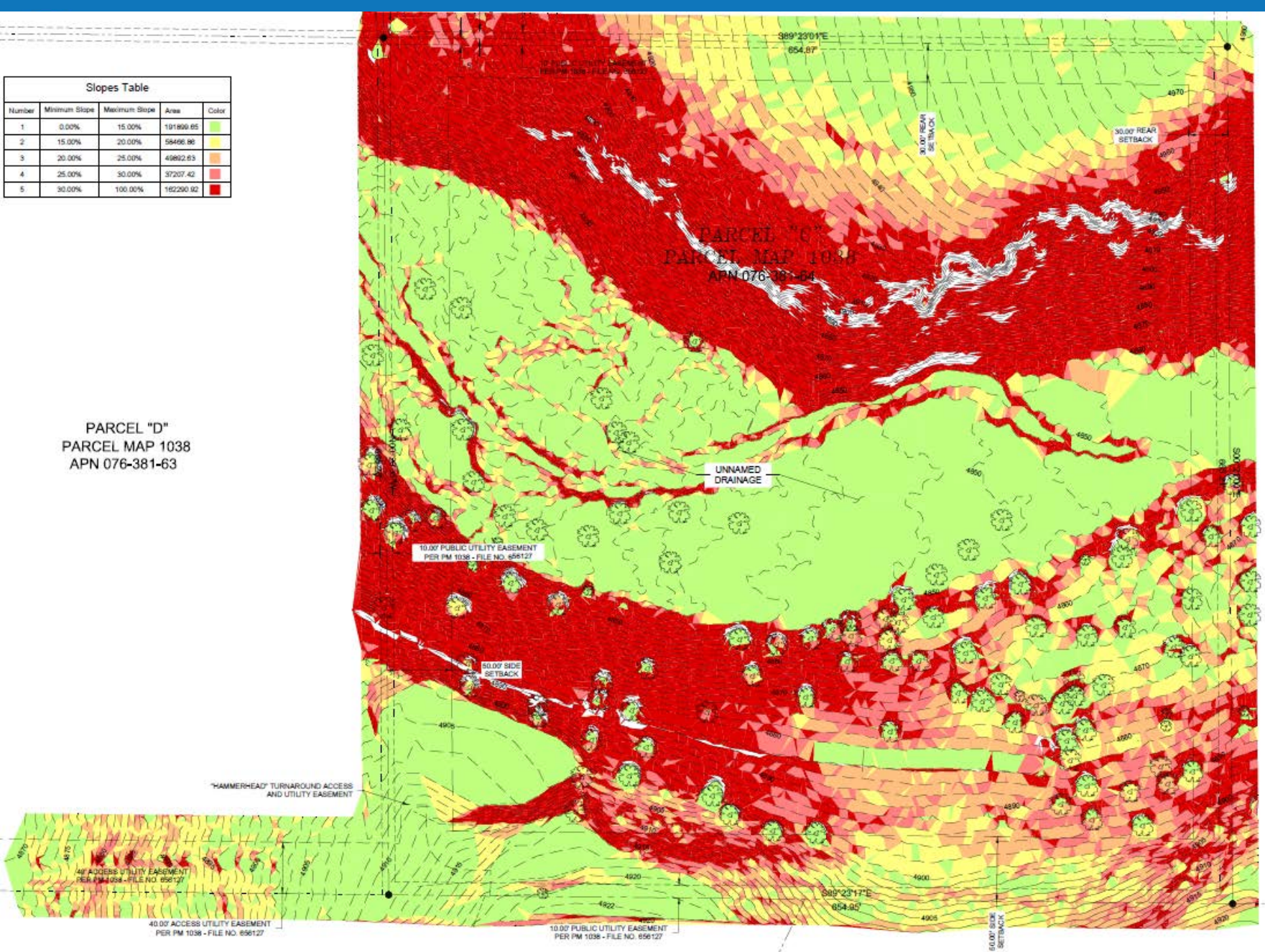


Grading Area



Slopes Table				
Number	Minimum Slope	Maximum Slope	Area	Color
1	0.00%	15.00%	191899.85	Light Green
2	15.00%	20.00%	58496.80	Yellow
3	20.00%	25.00%	49822.63	Orange
4	25.00%	30.00%	37207.42	Red-Orange
5	30.00%	100.00%	162290.92	Red

PARCEL "D"
 PARCEL MAP 1038
 APN 076-381-63





Analysis

- **The application is proposing to grade approximately 46,000 sq. ft. of the site, with 3,900 cubic yards of cuts and 2,900 cubic yards of fill, and 1,000 cubic yards to be to be deposited on site**
- **The driveway from the main residence to the detached garage will traverse slopes of 30% or greater**



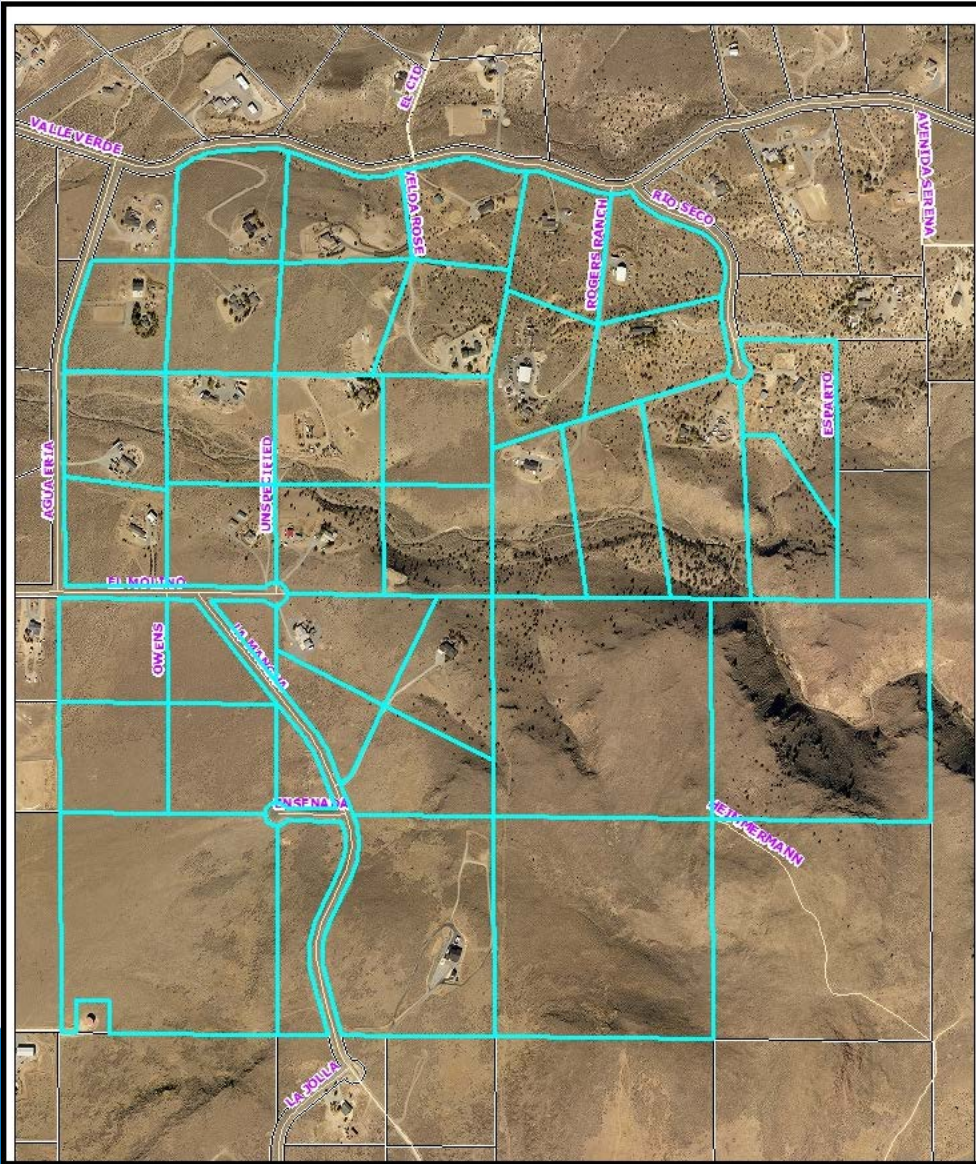
CAB meeting

- **The proposed project was planned to be presented at the Citizen Advisory Board meeting on March 3, 2021, however there wasn't a quorum, and the meeting was canceled**
- **CAB members were asked to email any comments on the project and one comment was received**



Noticing

Notices were sent to
32 parcels - 1,700
feet from the site





Reviewing Agencies

- **Various agencies reviewed the application, their comments are included in the staff report**
- **Agencies with conditions, are included in the Conditions of Approval**



Special Use Permit Findings

- 1. Consistency;**
- 2. Improvements;**
- 3. Site Suitability;**
- 4. Issuance Not Detrimental; and**
- 5. Effect on a Military Installation**

Staff is able to make all the required findings, as detailed in the staff report



Possible Motion

I move that, after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Washoe County Board of Adjustment approve, with conditions, Special Use Permit Case Number WSUP21-0003 for Jimmy & Marianna Cooper Family Trust, having made all five findings in accordance with Washoe County Code Section 110.810.30